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This instrument was prepared by:
DAN M. COLANDER
608 S. WASHINGTON STREET
NAPERVILLE, IL 60540

DEED IN TRUST

THE GRANTORS, CHETAN SHAH and PAYAL SHAH, husband and wife, of 1938 Moraine Road, Bolingbrook, Illinois, Grantor for and in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, Conveys and Quiet Claims to

CHETAN SHAH and PAYAL SHAH, husband and wife, of 1938 Moraine Road, Bolingbrook, Illinois, as Co-Trustees, under the provisions of the SHAH FAMILY TRUST dated May 6, 2022, of which, CHETAN SHAH and PAYAL SHAH are the primary beneficiaries, said beneficial interest to be held as Joint Tenants, the following described real estate in Cook County, Illinois:

Legal Description:

LOTS 21 AND 22 IN BLOCK 2 IN KICKER'S ADDITION TO BROOKFIELD, BEING A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF OGDEN AVENUE, IN COOK COUNTY, ILLINOIS.

Street Address: 8908 Ogden Avenue
City, State, and Zip Code: Brookfield, Illinois 60513
Real Estate Index Number: 18-03-212-035-0000

Subject To:

REAL ESTATE TRANSFER TAX		28-Jun-2022
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

18-03-212-035-0000 | 20220601652452 | 0-648-910-928

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the premises or any part thereof; to dedicate parks, streets, highways, or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the property or any part thereof; to lease said property or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time to amend, change, modify leases and the terms and provisions thereof at anytime or times hereafter; to contract to make leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing

SY
P5
SY
SCY
INTER



Doc# 2219625034 Fee \$93.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH
COOK COUNTY CLERK

DATE: 07/15/2022 03:17 PM PG: 1 OF 5

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the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey, or assign any right, title, or interest in or about or easement appurtenant to the premises or any part thereof; and to deal with the property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the trustee in relation to said premises or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease, or other instrument, (a) that at the time of the delivery thereof the trust created by this deed and by the trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained in this deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

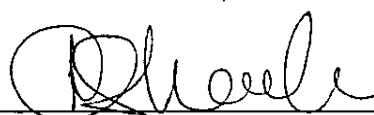
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

The grantor hereby expressly waives and releases any and all right of benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

The grantor has signed this deed on May 6, 2022.



CHETAN SHAH



PAYAL SHAH

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STATE OF ILLINOIS,)
) SS
COUNTY OF DUPAGE)

I am a notary public for the County and State above. I certify CHETAN SHAH and PAYAL SHAH, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Dated: May 6, 2022.


This transaction exempt from Illinois Real Estate Transfer Tax under provision of Paragraph e, Section 31-45, Illinois Property Tax Code.



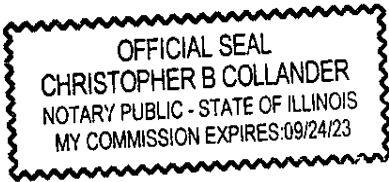
Notary Public

5/6/22

Date



Buyer, Seller or Representative



Property of Cook County Clerk's Office

After Recording Mail to:

DAN M. COLLANDER
ATTORNEY AT LAW
608 S. WASHINGTON ST., STE. 307
NAPERVILLE, IL 60540
(630) 420-1333

Mail Tax Bills To:

CHETAN SHAH
PAYAL SHAH
1938 Moraine Road
Bolingbrook, IL 60490

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 05 | 25 | 2022

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

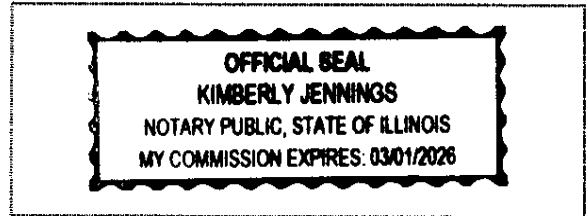
Kimberly Jennings

By the said (Name of Grantor): Christopher Collander, Agent

AFFIX NOTARY STAMP BELOW

On this date of: 05 | 25 | 2022

NOTARY SIGNATURE: [Signature]



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 05 | 25 | 2022

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

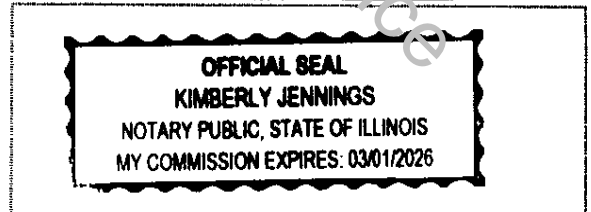
Kimberly Jennings

By the said (Name of Grantee): Christopher Collander, Agent

AFFIX NOTARY STAMP BELOW

On this date of: 05 | 25 | 2022

NOTARY SIGNATURE: [Signature]



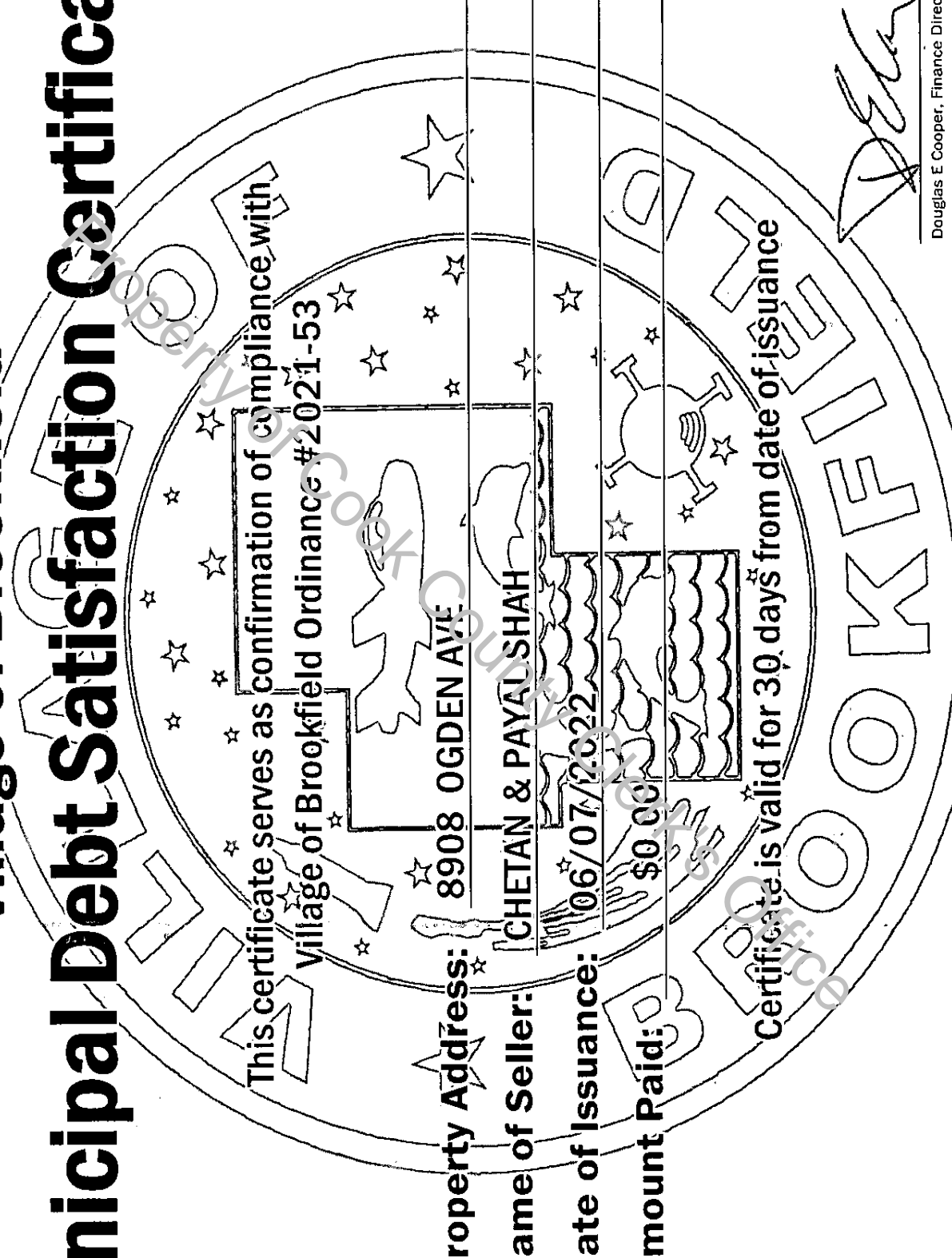
CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

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Village of Brookfield Municipal Debt Satisfaction Certificate



This certificate serves as confirmation of compliance with
Village of Brookfield Ordinance #2021-53

Property Address: 8908 OGDEN AVE

Name of Seller: CHETAN & PAYAL SHAH

Date of Issuance: 06/07/2022

Amount Paid: \$0.00

Certificate is valid for 30 days from date of issuance

[Signature]
Douglas E Cooper, Finance Director